

File Number: C-_____



Talbot County Department of Planning and Zoning
215 Bay Street, Suite 2
Easton, Maryland 21601
410-770-8030

**Application for Text Amendments to Talbot County's Zoning, Subdivision
and Land Development Ordinance**

An amendment to the Zoning, Subdivision and Land Development Ordinance text may be initiated by any interested party, the County Council, Planning Commission, or Department of Planning and Zoning.

Office Use Only:

Application Filing Date:_____ Fee Paid:_____
Planning Commission Date:_____ H.P. Comm.:_____
(If applicable)

Applicant(s) Name: _____ Email: _____

Address: _____

Telephone Number: _____ Cell Number: _____

Section(s) of Ordinance to be Amended: _____ Page Number(s): _____

Proposed Amendment: (use additional sheets if necessary) _____

Reason Requested: _____

§ 190-55.4 Text Amendments

- A. Procedures. See § 190-54, General application and review procedures, and § 190-55.1 above of the *Talbot County Code*.
- B. Text amendments generally. Text amendments shall be evaluated based upon their consistency with:
 - 1. The purpose and intent of Chapter 190 and the individual sections of this chapter; and
 - 2. Policies and goals of the Comprehensive Plan.
- C. Text amendments to Critical Area provisions.
 - 1. Amendments to the Critical Area text provisions shall be consistent with Maryland State Critical Area Law.
 - 2. Any amendment shall not result in permitting uses that would adversely affect any wildlife or plant habitats as a result of a use's intrinsic nature and potential impact.
 - 3. Proposed amendments shall not be granted if they would allow uses in the Critical Area that are prohibited by the Critical Area requirements, § 190-15.4.A of the *Talbot County Code*.

Review Procedures:

- 1. The application shall first be referred by the County Council to the Planning Officer for an investigation and recommendation.
 - a) The Planning Officer shall prepare a staff report and recommendation on the application and forward it to the Planning Commission.
 - b) The Planning Commission shall consider the application and the Planning Director's recommendation at a public meeting and make a recommendation based on the factors and standards required for the particular type of application. The Planning Director shall submit the recommendations and any pertinent information to the County Council within 60 days of acceptance of a complete application.
- 2. After receiving the recommendations of the Planning Director and Planning Commission, any member of the Council may introduce legislation; if no member of the Council introduces legislation, the application fails.
- 3. If any member of the County Council introduces legislation, the public hearing shall be advertised in accordance with the requirements for newspaper publication specified in § 190-54.5 of the *Talbot County Code*. Notification of adjacent property owners and posting of the property shall not be required for zoning text amendments.
- 4. Legislation is heard in accordance with County legislative procedures.
- 5. Amendments to the Critical Area requirements, if approved by the County Council, are submitted by the County to the Critical Area Commission for approval.

I certify that all information provided on this application is true and correct. I further certify that I have read the above information and understand the process involved with text amendments to the Talbot County Zoning Ordinance.

Applicant's Signature

Date

Revised 03/13/21